

116.0

0006

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

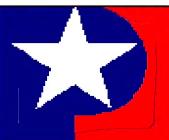
870,100 / 870,100

USE VALUE:

870,100 / 870,100

ASSESSED:

870,100 / 870,100


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
2		HEARD RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: GARRIGUS MARC A	
Owner 2:	
Owner 3:	
Street 1: 2 HEARD RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: SLADEK SETH A & BRANDI W -	
Owner 2: -	
Street 1: 2 HEARD ROAD	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	

NARRATIVE DESCRIPTION	
This parcel contains .119 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1949, having primarily Vinyl Exterior and 2340 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	
n	
Census:	
Flood Haz:	
D	
s	
t	

LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact

No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family	5205	Sq. Ft.	Site	0	70.	1.11	6									403,306						403,300	

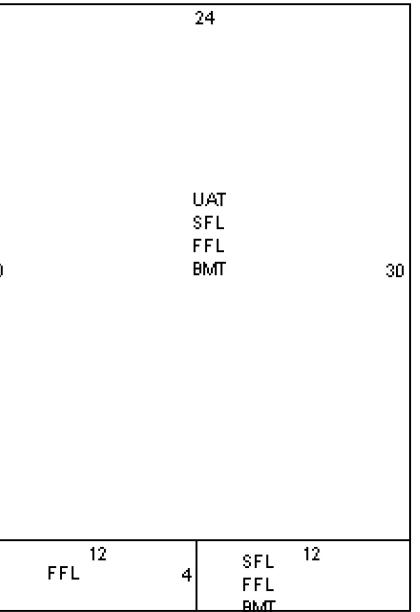
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5205.000	466,800		403,300	870,100		74797
Total Card	0.119	466,800		403,300	870,100	Entered Lot Size	GIS Ref
Total Parcel	0.119	466,800		403,300	870,100	Total Land:	GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	371.84	/Parcel: 371.84	Land Unit Type:	Insp Date
							10/20/18

PREVIOUS ASSESSMENT								Parcel ID	116.0-0006-0008.0		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2022	101	FV	466,800	0	5,205.	403,300	870,100		Year end	12/23/2021	
2021	101	FV	453,000	0	5,205.	403,300	856,300		Year End Roll	12/10/2020	
2020	101	FV	453,000	0	5,205.	403,300	856,300		856,300 Year End Roll	12/18/2019	
2019	101	FV	338,400	0	5,205.	397,500	735,900		735,900 Year End Roll	1/3/2019	
2018	101	FV	338,400	0	5,205.	305,400	643,800		643,800 Year End Roll	12/20/2017	
2017	101	FV	338,400	0	5,205.	288,100	626,500		626,500 Year End Roll	1/3/2017	
2016	101	FV	338,400	0	5,205.	265,000	603,400		603,400 Year End	1/4/2016	
2015	101	FV	330,300	0	5,205.	247,700	578,000		578,000 Year End Roll	12/11/2014	

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes					
SLADEK SETH A &	1343-117		8/30/2007			485,000	No	No	Kristen A Garrigus dod 1/9/2016						
SHEA DANIEL	1226-24		8/21/2000			300,000	No	No							
ANGLIN BARBARA	1177-176		9/26/1997			169,000	No	No	Y						

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
7/24/2008	833	Addition	35,600			G10	GR FY10	12X4 MUDRM	10/20/2018	Inspected	BS	Barbara S					
5/16/2003	387	Addition	100,000	C		G5	GR FY05	ADD 2ND STY	9/24/2018	MEAS&NOTICE	CC	Chris C					
									7/22/2009	Info Fm Prmt	BR	B Rossignol					
									12/3/2008	MLS	MM	Mary M					
									11/25/2008	Meas/Inspect	189	PATRIOT					
									12/4/2000	MLS	MM	Mary M					
									4/1/2000	Inspected	270	PATRIOT					
									2/9/2000	Measured	263	PATRIOT					
									1/1/1982		CM						

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 6	- Colonial			Full Bath: 2	Rating: Good			RESIDENTIAL GRID											
Sty Ht: 2A	- 2 Sty +Attic			A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Good														
Foundation: 2	- Conc. Block			A 3QBth:	Rating:														
Frame: 1	- Wood			1/2 Bath:	Rating:														
Prime Wall: 4	- Vinyl			A HBth:	Rating:														
Sec Wall:				OthrFix:	Rating:														
Roof Struct: 1	- Gable			OTHER FEATURES															
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units: 1									
Color: YELLOW				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O										
View / Desir:				Fpl: 1	Rating: Good			Other											
GENERAL INFORMATION				WSFlue:	Rating:			Upper											
Grade: C+ - Average (+)				CONDOS INFORMATION				Lvl 2											
Year Blt: 1949	Eff Yr Blt:			Location:				Lvl 1											
Alt LUC:	Alt %:			Total Units:				Lower											
Jurisdct: G10	Fact: .			Floor:				Totals	RMs: 7	BRs: 4	Baths: 2	HB							
Const Mod:				% Own:				REMODELING				RES BREAKDOWN							
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRS	FL							
INTERIOR INFORMATION				Phys Cond: GV - Good-VG	10. %			Interior:	1	7	4	M							
Avg Ht/FL: STD				Functional:				Additions: 2003											
Prim Int Wal 1	- Drywall			Economic:				Kitchen:											
Sec Int Wall:				Special:				Baths:											
Partition: T	- Typical			Override:				Plumbing:											
Prim Floors: 3	- Hardwood			Total:	10.8 %			Electric:											
Sec Floors:				CALC SUMMARY				Heating:											
Bsmnt Flr: 12	- Concrete			Basic \$ / SQ: 130.00				General:											
Subfloor:				Size Adj.: 1.31287873				COMPARABLE SALES											
Bsmnt Gar:				Const Adj.: 0.98990101				Rate	Parcel ID	Typ	Date	Sale Price							
Electric: 3	- Typical			Adj \$ / SQ: 168.951															
Insulation: 2	- Typical			Other Features: 110750				WtAv\$/SQ:	AvRate:	Ind.Val									
Int vs Ext: S				Grade Factor: 1.10				Juris. Factor: 1.00	Before Depr: 185.85										
Heat Fuel: 2	- Gas			NBHD Inf: 1.00000000				Special Features: 0	Val/Su Net: 184.36										
Heat Type: 3	- Forced H/W			NBHD Mod:				Final Total: 466800	Val/Su SzAd: 294.70										
# Heat Sys: 1				LUC Factor: 1.00				SUB AREA				SUB AREA DETAIL							
% Heated: 100				Adj Total: 523319				Net Sketched Area: 2,532	Total: 364,995										
Solar HW: NO	Central Vac: NO			Depreciation: 56518				Size Ad	1584	Gross Area	3072	FinArea	2340						
% Com Wal	% Sprinkled			Depreciated Total: 466800				IMAGE											
MOBILE HOME				Make:				Model:				Serial #:				Year:	Color:		
SPEC FEATURES/YARD ITEMS																			
PARCEL ID 116.0-0006-0008.0																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y	1	8X10	A	AV	1990	0.00	T	23.2	101							
More: N				Total Yard Items:				Total Special Features:				Total:							